

FOR SALE

PRIME LOCATION KINGSTON



676 PRINCESS STREET \$2,995,000

PROPERTY DETAILS

BUILDING SIZE: 1,600 sf +/-
LOT SIZE: 16,888.56 sf (.388 acres)
FRONTAGE: 77.88 ft
DEPTH: 216.30 ft.
ZONING: WM1 (Williamsville Zone 1)
Mixed Use
HEATING: Forced Air/ Natural Gas /
Radiant
PARKING: Paved, ample on site

- Newer gas station branded as a Stinson service station
- Last gas station heading east until Gananoque unless you travel north on Highway 15
- There is potential for expansion of the convenience store subject to planning approval
- Easy to operate and surrounded by a number of recently constructed apartment buildings

LAURENCE TRAINOR
Broker

✉ ltrainor@rtcr.com
613-384-1997 ext. 11

KOSTAS DOULAS
Broker of Record

✉ kdoulas@rtcr.com
613-384-1997 ext. 17

**Rogers
& Trainor**
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
☎ 613-384-1997

PROPERTY DETAILS

PROPERTY TYPE:	Stinson Gas Station
FUEL PUMPS:	4 Fuel Pumps
FUEL STORAGE:	3 Underground double wall fiberglass fuel tanks: (Installed in 2012) 1 - 65,000 Litre, 1 - 15,000 Litre, and 1 - 20,000 Litre (diesel)
SITE AREA:	16,888.56 sf (.388 acres) Frontage: 77.91 ft. Depth: 150.14
BUILDING SIZE:	1,600 +/- sf
BUILDING AGE:	1960 approx. (as per MPAC)
CONSTRUCTION:	Concrete Block Construction
ROOF:	PVC - Duro Last Roofing System (2015)
ELECTRICAL:	To Be Determined
HEATING:	Forced Air / Natural Gas / Radiant
ZONING:	WM1 (Williamsville Zone 1) Mixed Use
TAXES:	\$25,626.52 (2023)
LEGAL DESCRIPTION:	PT LT 39-41 PL A8 Kingston City PT 1 13R8415; Kingston; The County of Frontenac

LOCATION

- High traffic area close to all amenities; high visibility location on Princess St. between Dayton Avenue and Macdonnell Street
- Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- Minutes away from Downtown Kingston, Queen's University, Kingston General Hospital & Royal Military College of Canada



DISTRICT OF WILLIAMSVILLE

The subject property is located on the West side of Princess Street within the Williamsville District, which extends from Division Street on the east to Sir John A. Macdonald Boulevard on the west, Concession Street / Bath Road on the north to Johnson Street on the south. Williamsville is a vibrant and active community with a mix of residents, housing types and land uses.

This area is considered the gateway into the historic centre of Kingston. It is a physically small area, but densely populated.

The corridor is primarily comprised of a Mixed Commercial designation, while surrounding uses are predominantly Residential with some Arterial Commercial, District Commercial, Business Park Industrial, and Central Business District designations flanking either end of the corridor.



VERY WALKABLE
Most errands can be accomplished on foot.



GOOD TRANSIT
Many nearby public transportation options.



VERY BIKEABLE
Biking is convenient for most trips.

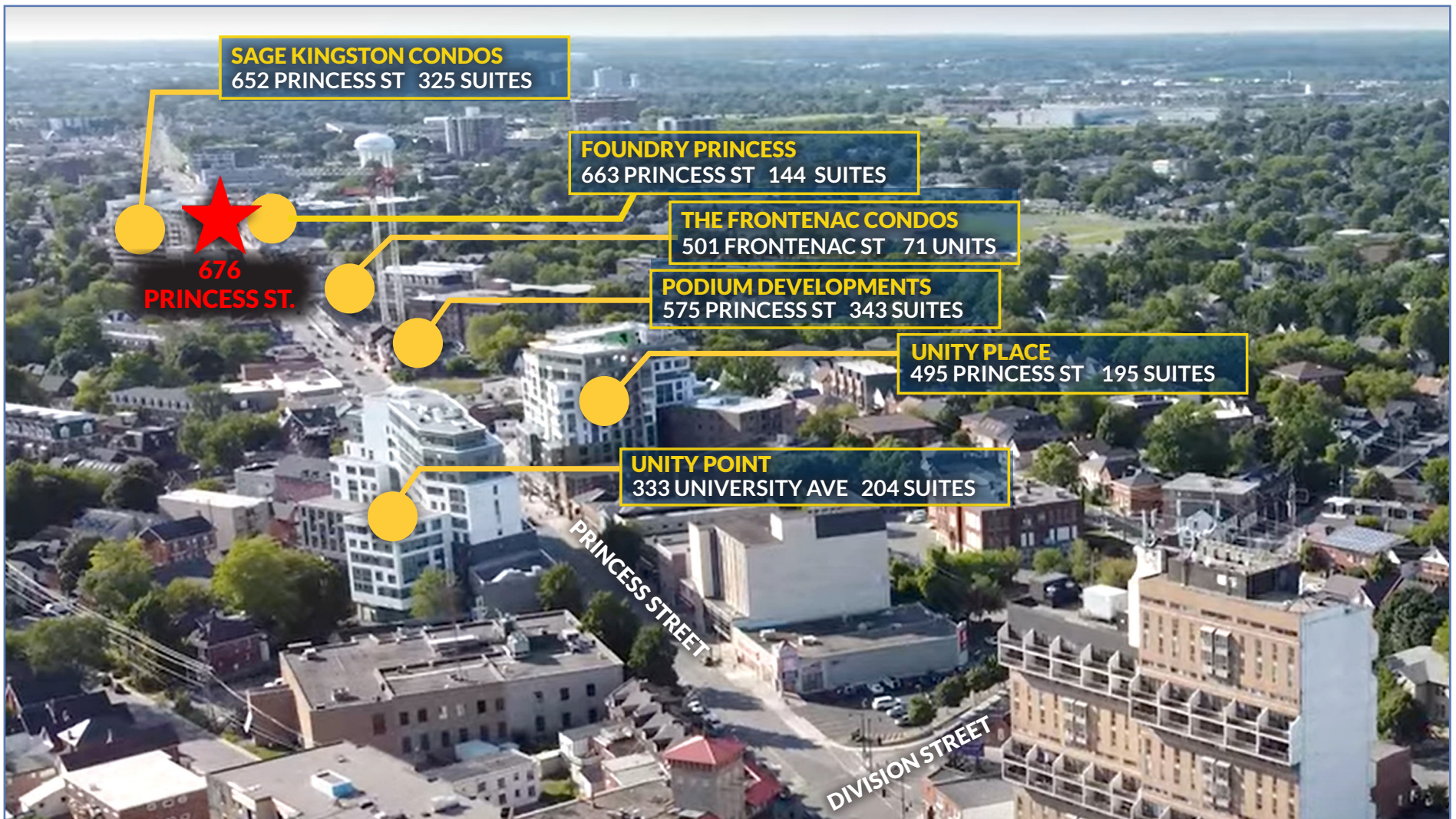


Situated minutes from the hub of Kingston's downtown, this area provides access to numerous downtown businesses, a mix of independent shops, restaurants, and much more.

It is unique in that the district is diagonally bisected by Kingston's historic main thoroughfare, Princess Street. The eastern-most part of this main street acts as a gateway to downtown, Queen's University neighbourhoods, and the Kingston waterfront.

Williamsville is home to two large medical buildings, making it a destination for the whole city. Within this neighbourhood you will discover The Kingston Memorial Centre, a 3,300-seat multi-purpose arena which operates year round, and offers other amenities such as meeting rooms, Tomlinson Aqua Park, Farmer's Market and a dog park.





THE CHANGING FACE OF WILLIAMSVILLE:

The subject property is located on the northern end of the Williamsville neighbourhood, where a large number of Multi Residential and Condominium developments are in various stages of completion; under construction; or pending final approval. The neighbourhood continues to see and anticipate significant new developments in the near future. In addition, the surrounding residential neighbourhoods have seen some

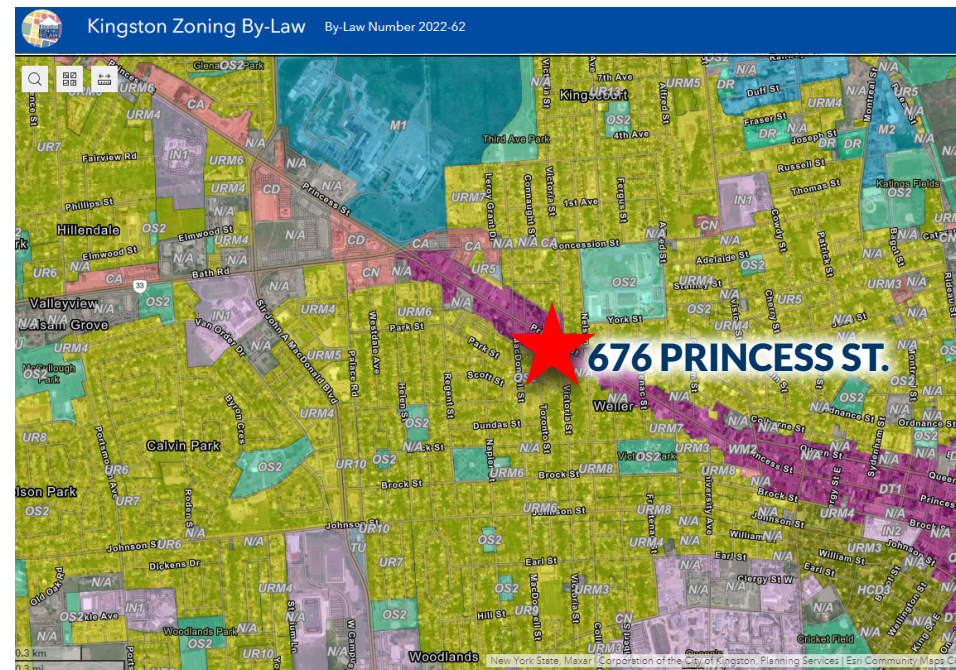
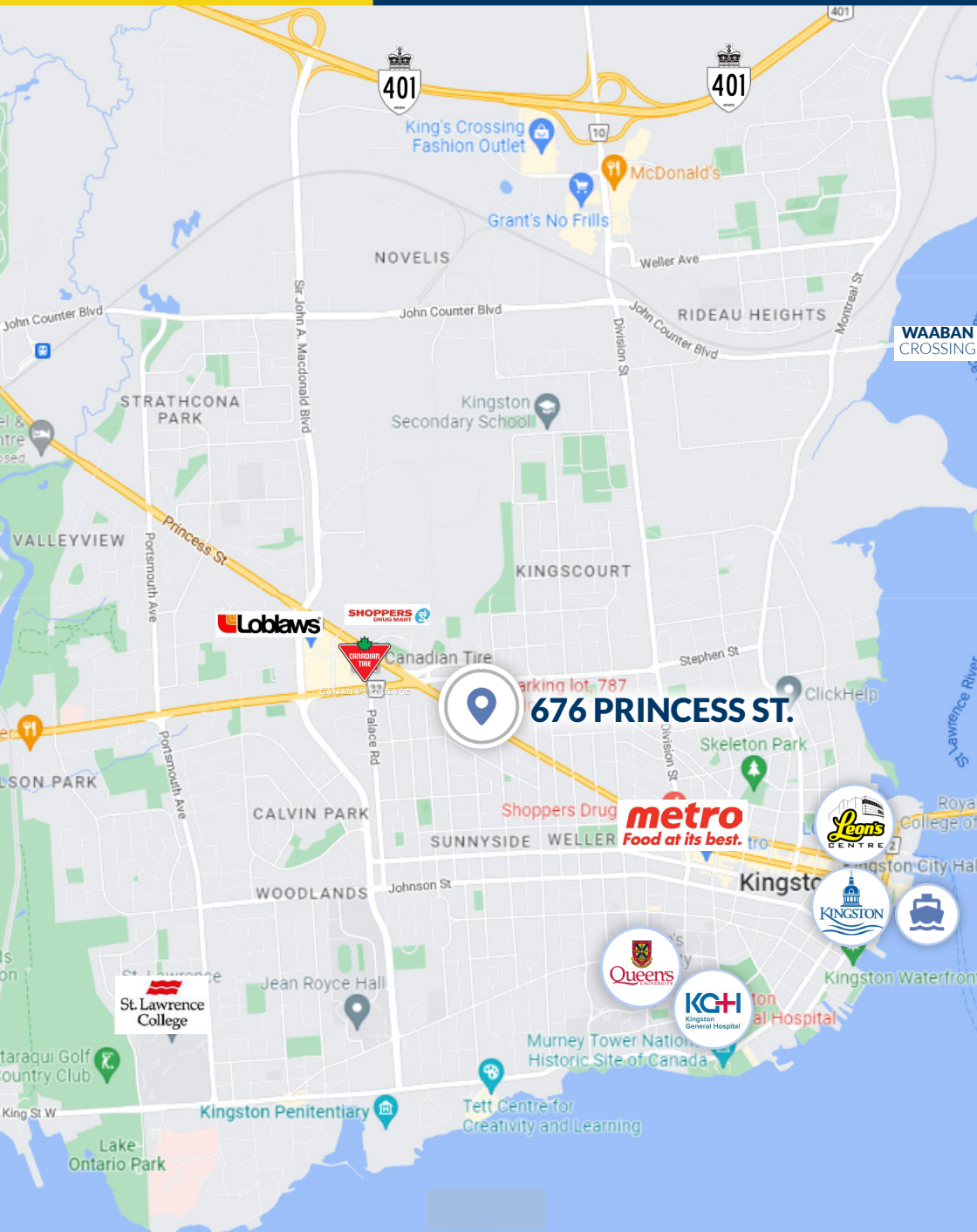
newer in-fill housing and many area houses have been updated and/or expanded.

Recently, the Williamsville Main Street Reconstruction Project has commenced which include upgrades and improvements to the roads, curbs and sidewalks with the inclusion of new bike lanes. The sanitary and storm sewers are also being upgraded.



FOR SALE

676 PRINCESS STREET KINGSTON



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Bistro Stefan
- BarBurrito
- Bento Sushi
- Wing Central

FITNESS & RECREATION

- YMCA
- Planet Fitness
- Cloverleaf Bowling

GROCERY

- Loblaws
- Metro
- M&M Food Market

SCHOOLS

- Queen's University
- Loyalist Collegiate Vocational Institute
- Calvin Park Public School
- Polson Park Public School

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

